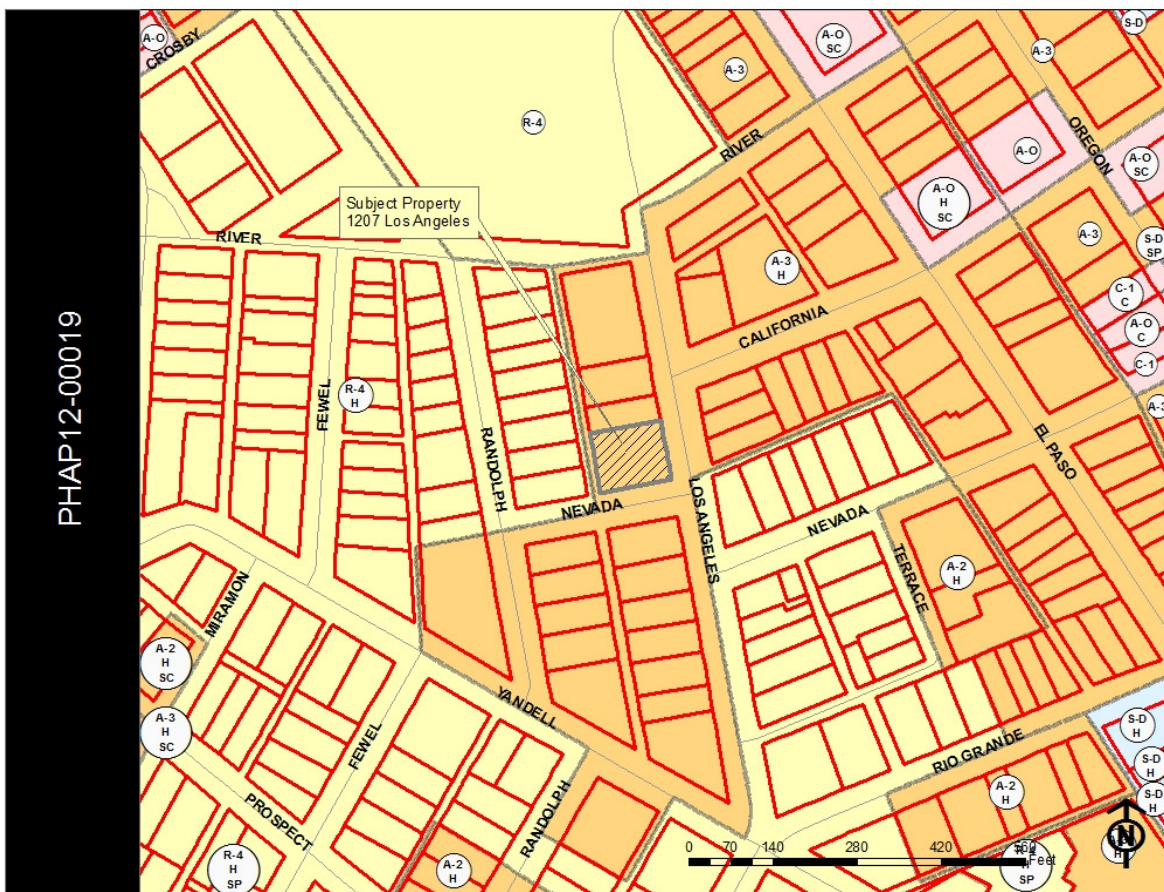




PHAP12-00019

Date: July 23, 2012
Application Type: Certificate of Appropriateness
Property Owner: Carlos Figueroa
Representative: Carlos Figueroa
Legal Description: Lots 1 through 4, Block 15, Sunset Heights Addition, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1207 Los Angeles
Representative District: #8
Existing Zoning: A-3/H (Apartment/Historic)
Year Built: N/A
Historic Status: N/A
Request: Certificate of appropriateness for the construction of a new two story apartment building.
Application Filed: 7/09/2012
45 Day Expiration: 8/23/2012

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

The construction of a new two story apartment building.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL, with a modification, of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.
- All new construction should preserve and enhance the streetscape.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

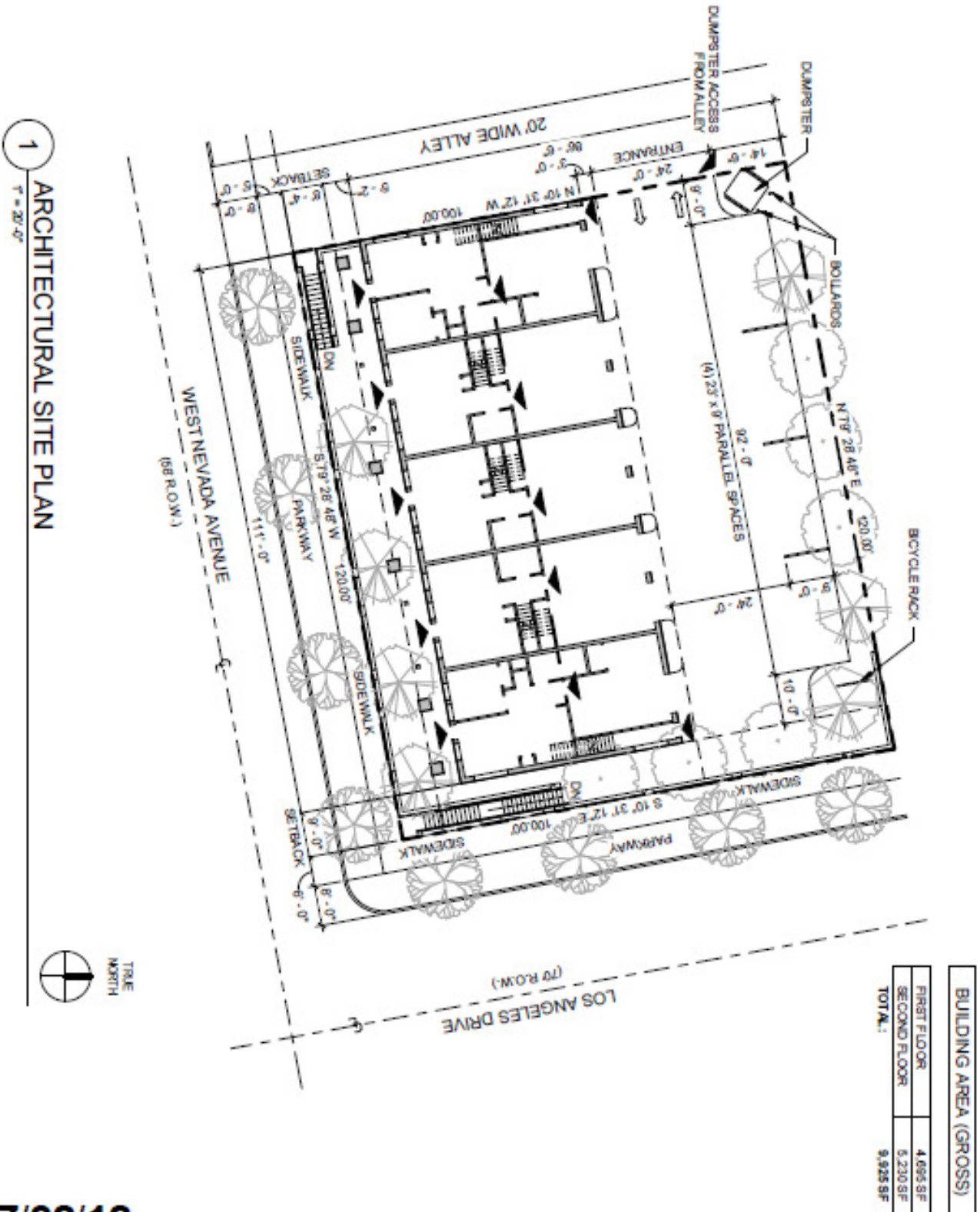
The modification is that an entry stairway feature be designed and installed for the façade on Nevada.

AERIAL MAP

PHAP12-00019

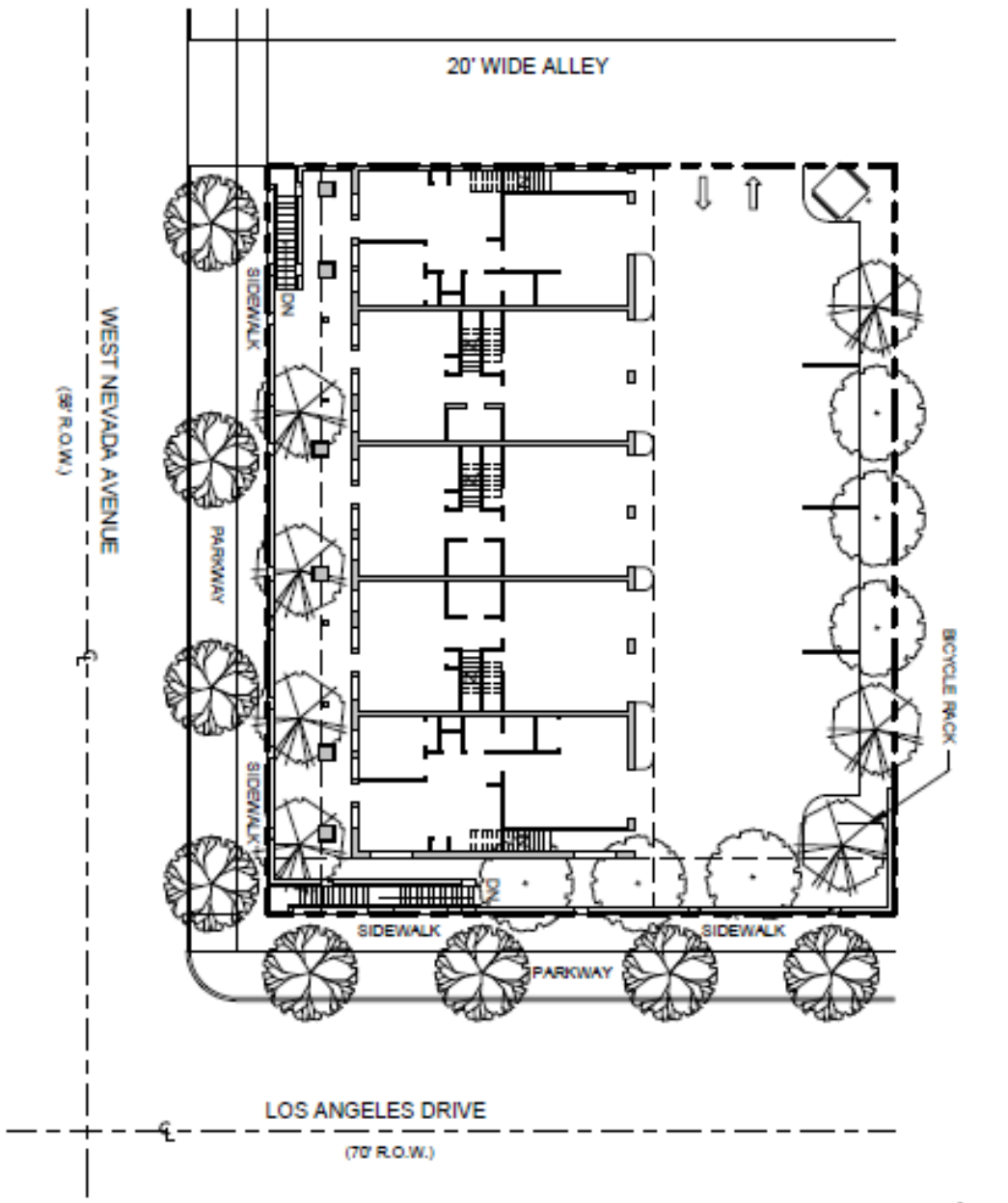


SITE PLAN



LANDSCAPE PLAN

1 LANDSCAPE PLAN
1" = 20'-0"



THORNLESS PALM VERDE

HONEY MESQUITE

DESERT WILLOW

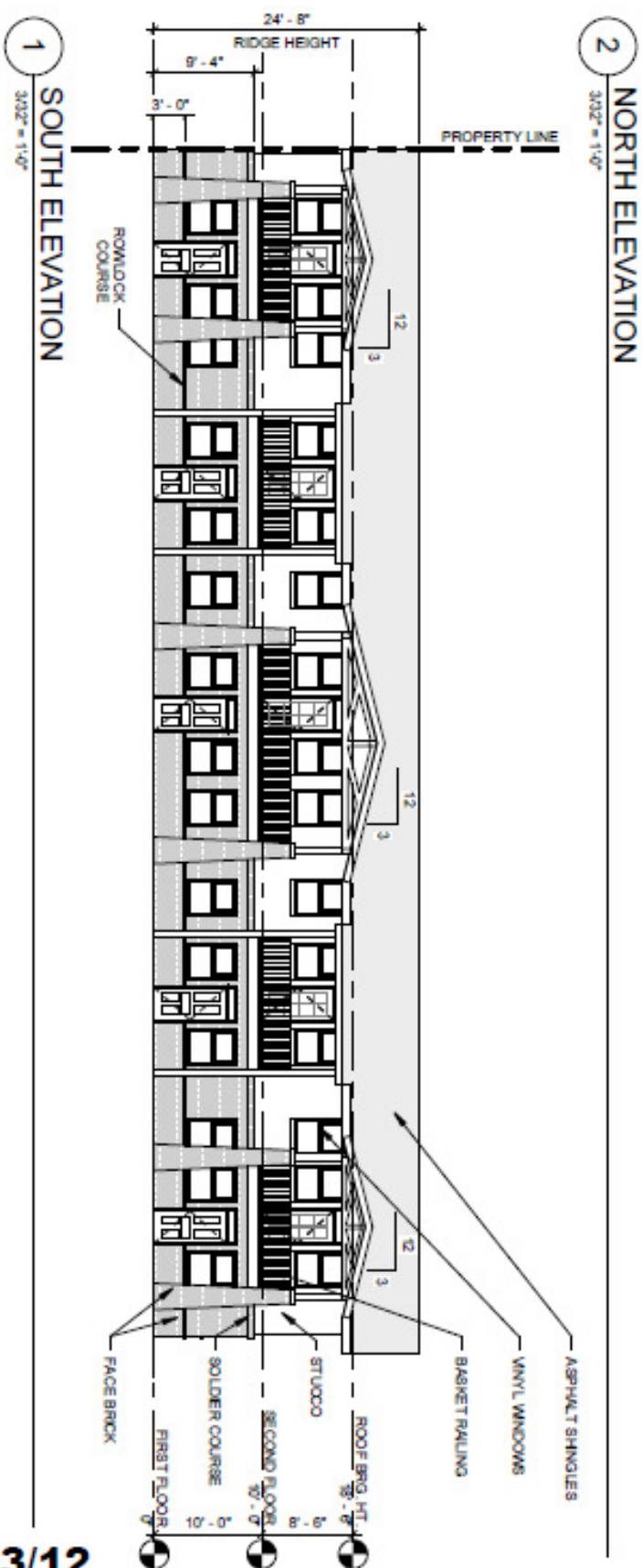
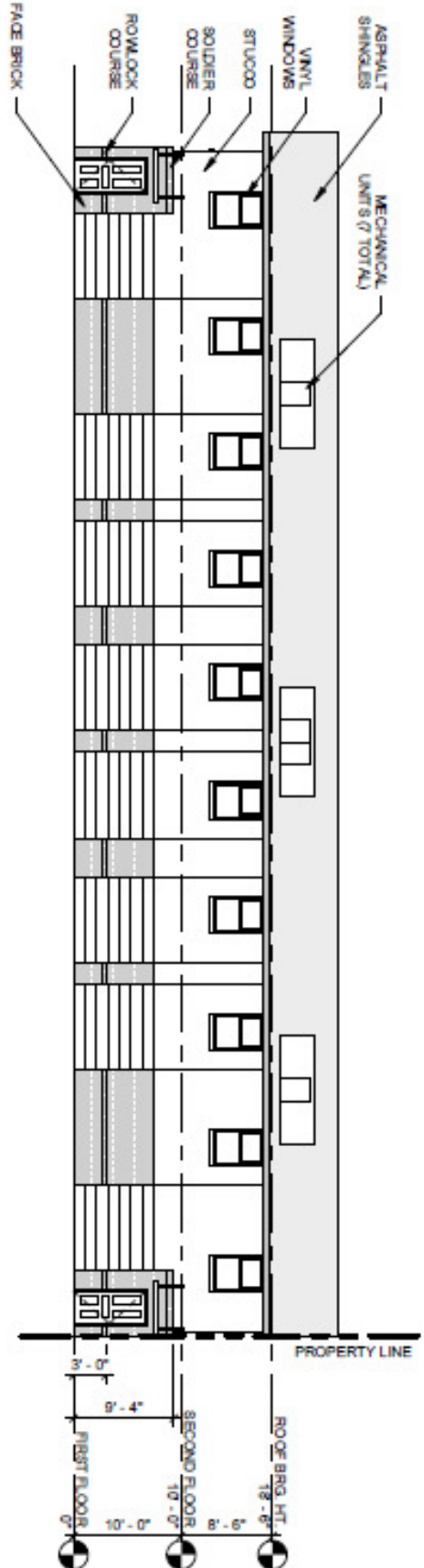
LANDSCAPE LEGEND	
SYMBOL	COMMON NAME

LANDSCAPE CALCULATIONS

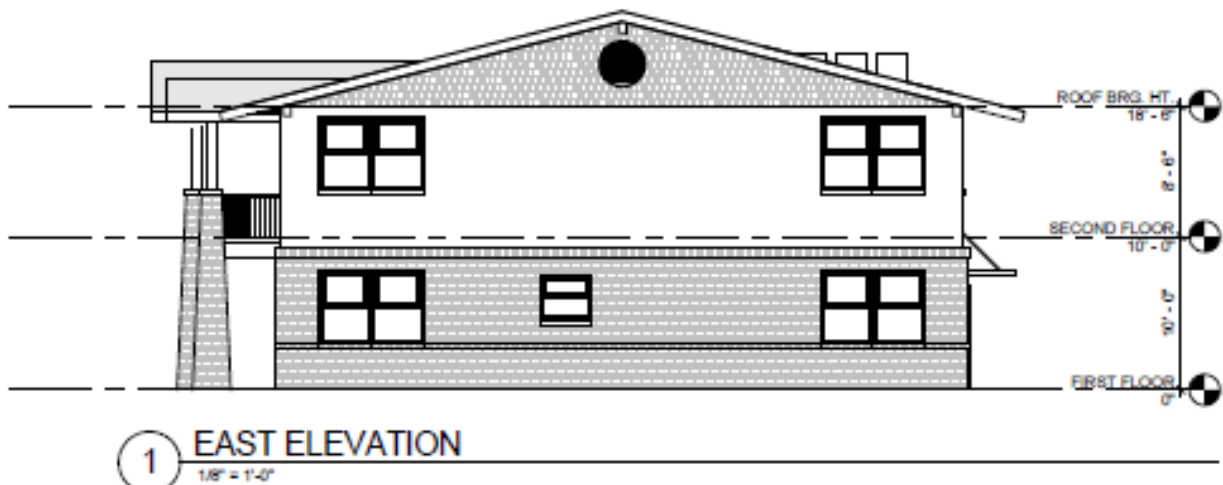
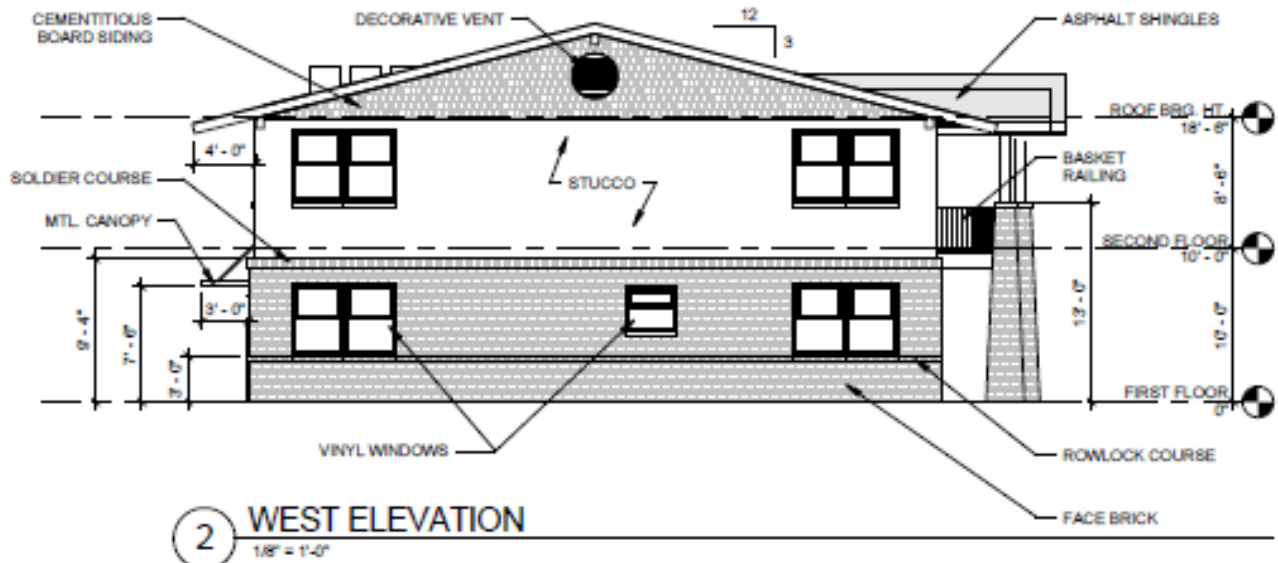
11,962 SF (X .15) = 1,794 SF
TOTAL REQUIRED = 21.5 UNITS
TOTAL PROVIDED = 2,098 SF
TOTAL REQUIRED FOR 2 UNITS
4 - 2" CAL. PROJECT TREES
1 - 2" CAL. CANOPY TREES
8 - 2" CAL. BUFFER TREES
8 - 2" CAL. STREET TREES
80 - 5 GAL. SHRUBS
20 - 1 GAL. GROUNDCOVER
TOTAL PROVIDED = 2 UNITS
4 - 2" CAL. PROJECT TREES
1 - 2" CAL. CANOPY TREES
8 - 2" CAL. BUFFER TREES
8 - 2" CAL. STREET TREES
80 - 5 GAL. SHRUBS
20 - 1 GAL. GROUNDCOVER



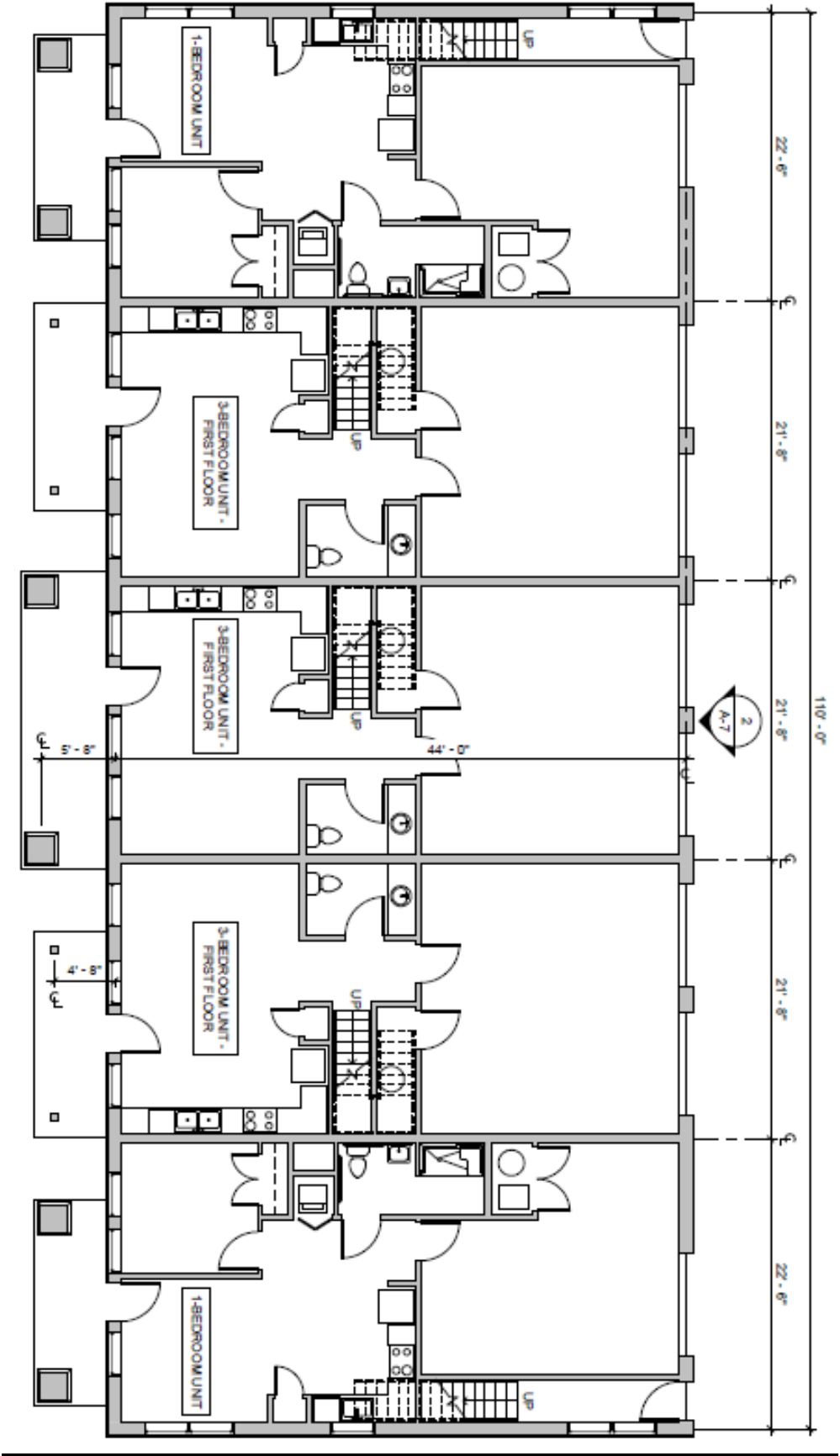
PROPOSED ELEVATIONS



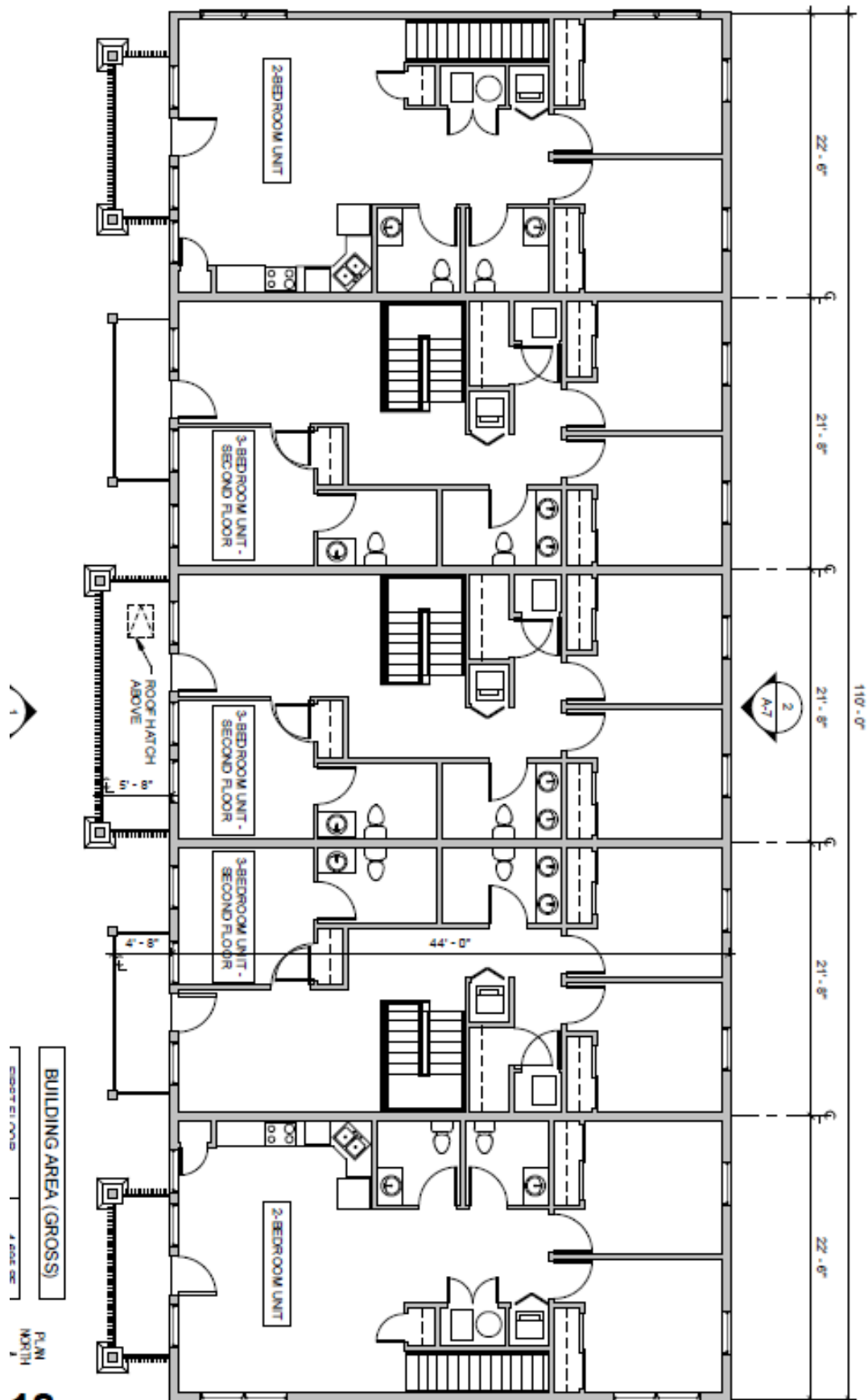
PROPOSED ELEVATIONS



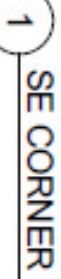
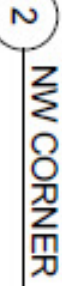
1ST STORY FLOOR PLAN



2ND STORY FLOOR PLAN



David J. Liebowitz, Ph.D., is a senior research advisor at the U.S. Department of Justice, Office of the Inspector General, and a senior research advisor at the U.S. Department of Justice, Office of the Inspector General.



06/13/12